

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale
88-20-24-101-002	3953 WAYFARER	06/25/21	\$503,000	WD	03-ARM'S LENGTH	\$503,000	\$239,770	47.67
88-20-24-102-024	3799 WAYFARER	09/27/21	\$488,000	WD	03-ARM'S LENGTH	\$488,000	\$240,590	49.30
88-20-24-103-004	3891 FAIRFAX	01/10/22	\$490,000	WD	03-ARM'S LENGTH	\$490,000	\$249,620	50.94
Totals:			\$1,481,000			\$1,481,000	\$729,980	
							Sale. Ratio =>	49.29
							Std. Dev. =>	1.64

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)
\$479,546	\$147,747	\$355,253	\$392,662	0.905	2,439	\$145.66	24F	4.1463
\$481,185	\$147,747	\$340,253	\$394,601	0.862	2,440	\$139.45	24F	0.0997
\$499,234	\$147,747	\$342,253	\$415,961	0.823	2,595	\$131.89	24F	4.0467
\$1,459,965		\$1,037,759	\$1,203,224			\$139.00		0.0785
			E.C.F. =>	0.862		Std. Deviation=>	0.04097411	
			Ave. E.C.F. =>	0.863		Ave. Variance=>	2.7642	Coefficient of Var=>

Building Style	Use Code	Land Value	Appr. by Eq.	Appr. Date	Other Parcels in Sale	Land Table	Property Class	Building Depr.
COLONIAL		\$147,747	No	/ /		R-1C	401	64
COLONIAL		\$147,747	No	/ /		R-1C	401	66
COLONIAL		\$147,747	No	/ /		R-1C	401	70

3.202053561

Site Characteristics	Access	Water Supply	Sewer	Property Restrictions	Restriction Notes	Waterfont View	Waterfront
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Waterfront Name	Waterfront Ownership	Waterfront Influences	Bottom Character
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